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STREICH BROTHERS, INC
1650 MARINE VIEW DRIVE
TACOMA, WA 98422

(PROJECT NUMBER 92SP1GLB)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

USEPA SF



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M & M ENVIRONMENTAL, INC.

STREICH BROTHERS, INC
1650 MARINE VIEW DRIVE
TACOMA, WA 98422

(PROJECT NUMBER 92SP1GLB)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

M & M ENVIRONMENTAL, INC.
3902 NORTH 34TH STREET
TACOMA, WA 98407
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PHASE I ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR: STREICH BROTHERS, INC.

**SUBJECT PROPERTY: 1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

PROJECT NUMBER: 92SP1GLB



Mike Reid
Technical Director

**M & M ENVIRONMENTAL, INC.
3902 NORTH 34TH STREET
TACOMA, WA 98407**

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

STREICH BROTHERS, INC.

PROJECT LOCATION:

**1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

METHODOLOGY/SCOPE OF WORK

Tasks completed as part of the evaluation and inquiry process to include the following:

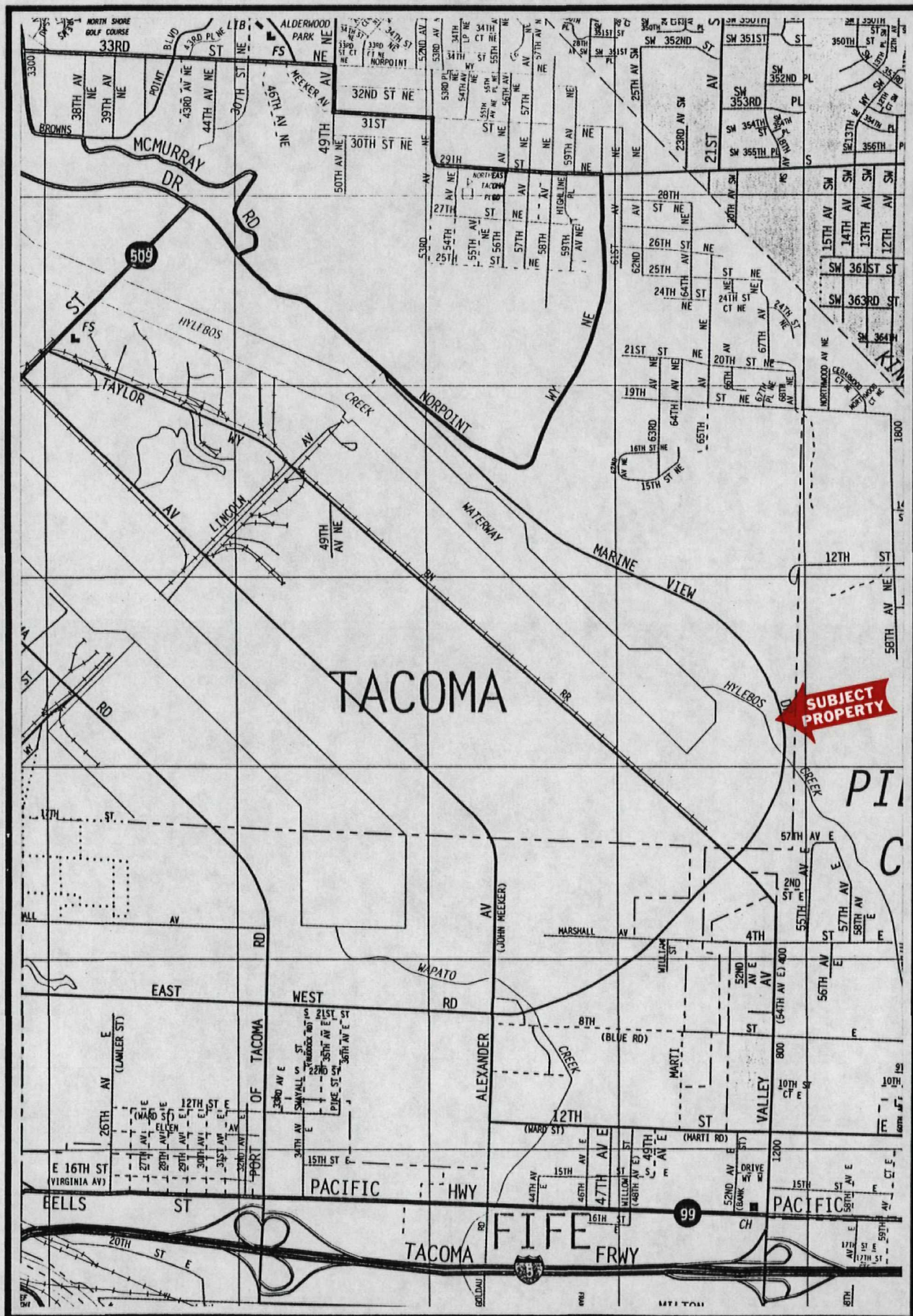
- A review of available information from federal, state, local and private sources with respect to historical use of the property and its surroundings
- A visual reconnaissance
- Photographic documentation
- Interviews
- Sampling

Subject Photographs

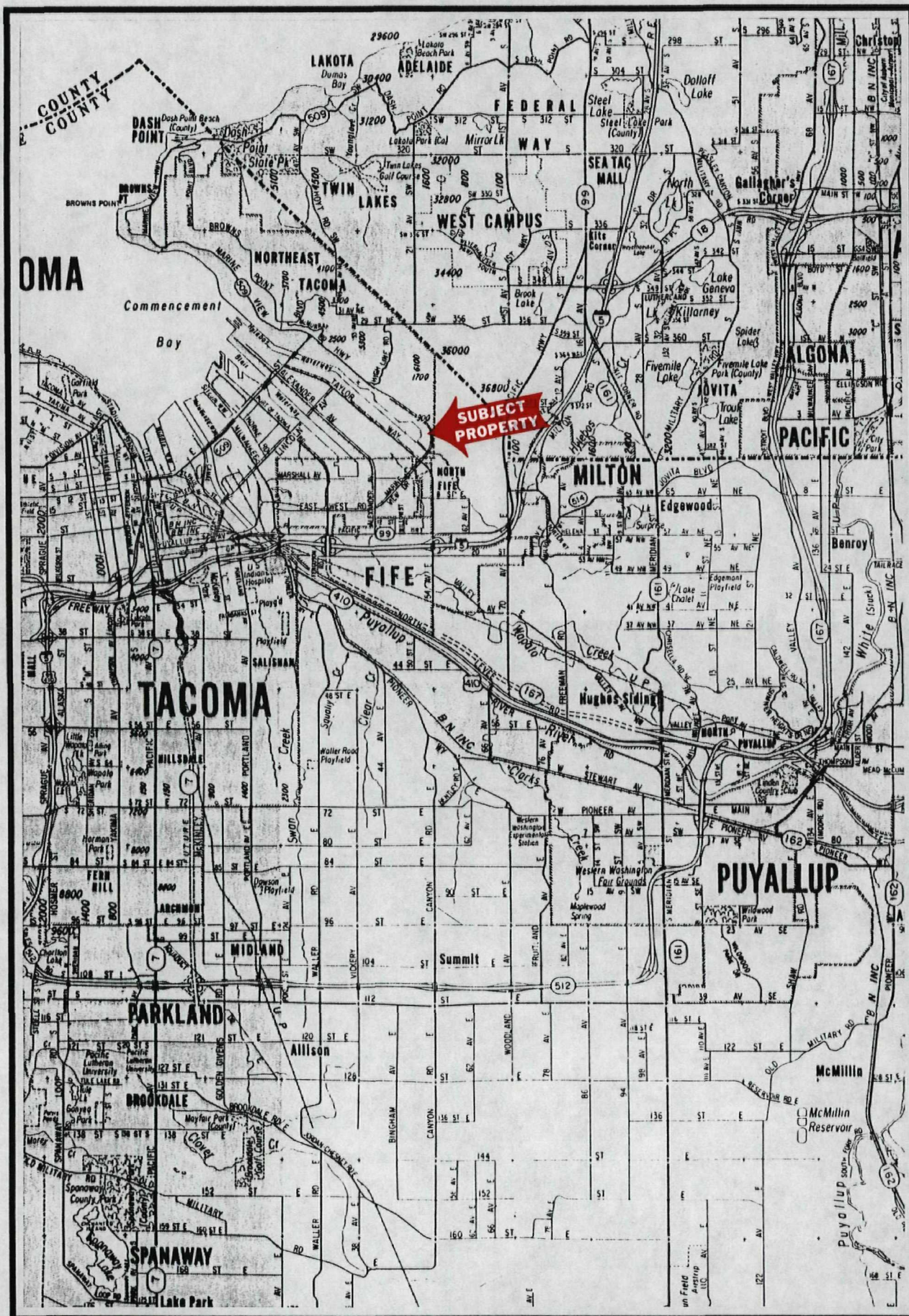


PROJECT #92SP1GLB

APRIL 1992



Location Map



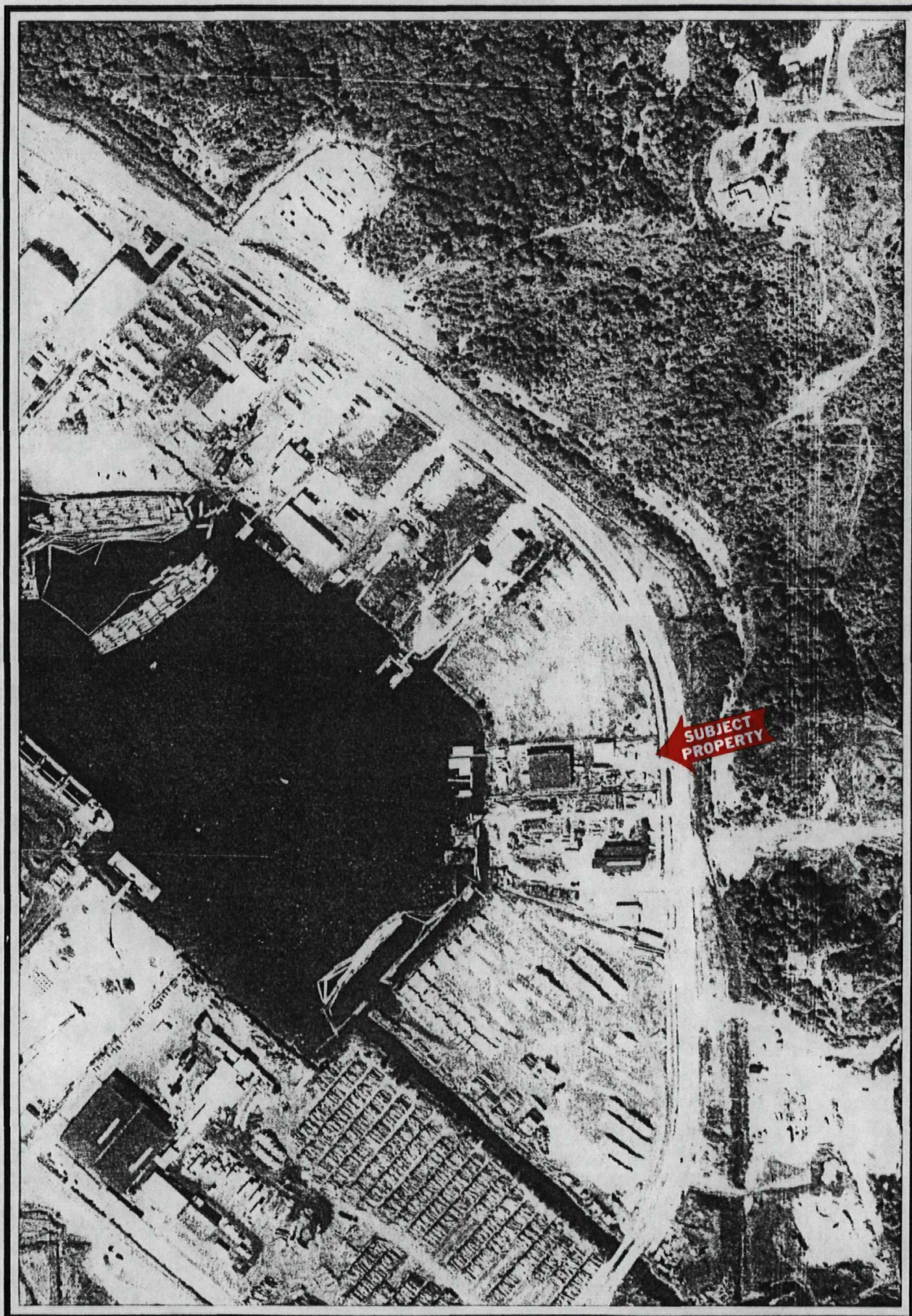
FINDINGS

Aerial Photograph Interpretation

The Pierce County Assessor's Office provided M & M Environmental, Inc. with 1973 and 1985 aerial photographs, both showing subject property to contain separated buildings, and which is essentially the same format as the more recent 1992 aerial. The general format of businesses in the area remains unchanged with a large parcel of vacant property to the north and an access road and undeveloped hillside to the east, light industrial to the south and the Hylebos Waterway to the west. In our study of the aerial photograph, our observations are interpretive and limited to the area within approximately one-half mile or less of the subject property.

Aerial Photograph

1973



Aerial Photograph

1985



Interviews

1. Wayne Streich, Vice President, Streich Brothers, Inc. (subject property)
2. Chris Fisher, Treasurer, Streich Brothers, Inc. (subject property)
3. Tom Pruitt, Maintenance Director, Tacoma Boatbuilding Company
4. John McBride, Waste Manager, Manke Lumber
5. Bob Vail, Plant Manager, General Metals
6. James Groh, Plant Manager, Jones Chemical
7. Chris Vandenberg, Safety Officer, Jones Goodell Corporation
8. Mike O'Shea, Operations Manager, Crowley Marine (Puget Sound Tug and Barge Company)
9. Gary Nordlund, Owner, Nordlund Boat Company, Inc.
10. Ron Oline, Owner, Hylebos Marina
11. Monica Rolluda, Records Supervisor, Environmental Protection Agency
12. Kathy Downs, Records Supervisor, Department of Ecology
13. Wallace Menke, Engineering Manager, Hevi Duty Electric Company
14. Ione Claggett, Office Manager, Citizens for a Healthy Bay

SITE RECONNAISSANCE

Numerous site visitations were accomplished by field inspection staff personnel from M & M Environmental, Inc. to make observations of present and indications of past situations or activities that may have an adverse effect on the subject property's environment with respect to regulated hazardous substances. These activities may have occurred on-site or on nearby properties. The site visit included a visual reconnaissance of the site and surrounding area. Observations are summarized in this section.

Site Development, Conditions and Use

Subject property is located at 1650 Marine View Drive, on the southeast shoreline of the upper turning basin on the Hylebos Waterway in the Commencement Bay Harbor Complex of Tacoma, Washington. Subject property was developed into its present configuration in several steps which included the construction of several buildings, asphalted parking areas and docks, all of which have become integral parts of a repair and fabrication machine shop.

One primary building occupies the property which contains the office and main plant, machining areas and machine shop. The heat source is a combination of electric and gas heaters with fluorescent and incandescent light used throughout the office and machine shop areas. The machine shop areas are bare concrete floor with floor

Site Development, Conditions and Use (continued)

coverings in non-production areas. The buildings are combination concrete tilt-up and metal fabricated. Secondary buildings are utilized primarily for covered storage containing paints, lubricants (both new and used), seldom used equipment and personal property items. Additionally, a hard surface wash rack with filtered drain has been remoted from the primary building. A 1,000 gallon above ground storage tank with product dispensing pumps is also located on subject property.

The work accomplished at this location incorporates a wide variety of limited quantity but unique metal projects, such as remanufacturing ferry boat driveshafts to incorporate larger diameter bearing surface areas, repair and fabrication of buckets and loaders for excavation and material handling equipment, and fabricating special use equipment for unique and isolated project machinery. The work performed at this location necessitates the storage and use of lubricating fluids, paints, adhesives, antifreezes, solvents, thinners, gasoline and diesel fuel.

An occupied private residence is located above the main office area which was not available for inspection.

Topographical, Geological and Hydrogeological Conditions

Stratified soils composition as documented by the Washington State Department of Ecology at the nearest well site (Port of Tacoma Road) consists of fill material, 0 to 4 feet; sand, clay, wood and shells, 4 to 21 feet; mucky sand, 21 to 28 feet; sand and clay, 28 to 43 feet; silty clay, sand, wood and little gravel, 43 to 301 feet.

The static level of water ranges from approximately four to ten feet. In some areas this depth may reflect tidal influences. Ground water depth may vary seasonally.

Site Vicinity Observations

North of subject property is a vacant lot, J & G Marine and Jones Goodell.

East of subject property is a vacant lot and Jim Foran Company (sand and gravel) with Manke Lumber to the northeast.

South of subject property is Aptco, Nordlund Custom Yacht Building and Tacoma Marine Electric and a vacant Port of Tacoma owned parcel of land.

West of subject property is the Hylebos Waterway.

REVIEW OF PERTINENT FEDERAL AND STATE ENVIRONMENTAL LISTINGS

A review of the pertinent federal and state environmental listings showed that the subject property is not identified as a site (1) contaminated by hazardous, dangerous, or toxic substances, (2) occupied by transporters or disposers of such materials, or (3) suspected of being contaminated by state agency criteria.

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Federal environmental listings of businesses generating potentially hazardous or toxic materials as part of their normal operations within a one-quarter mile radius surrounding the subject property

General Metals (no longer conducts generating activities)

1902 Marine View Drive

Generates more than 1000 kilograms per month of hazardous waste

Jones Chemical

1919 Marine View Drive

Generates more than 1000 kilograms per month of hazardous waste

Jones Goodell Corporation

1690 Marine View Drive

Generates less than 100 kilograms per month of hazardous waste

Manke Lumber Company, Inc.

1717 Marine View Drive

Generates between 100 and 1000 kilograms per month of hazardous waste

Nordlund Custom Yacht Building

1626 Marine View Drive

Generates between 100 and 1000 kilograms per month of hazardous waste

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Federal environmental listings of businesses generating potentially hazardous or toxic materials as part of their normal operations within a one-quarter mile radius surrounding the subject property (continued)

Puget Sound Tug and Barge Company (leases space from Nordlund Custom Yacht Building)
1630 Marine View Drive
Generates more than 1000 kilograms per month of hazardous waste - transporter

Tacoma Boatbuilding Company, Inc.
1840 Marine View Drive
Generates more than 1000 kilograms per month of hazardous waste

SURROUNDING LAND USE (RCRA)

**SUBJECT SITE: 1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

Federal environmental listing of businesses generating potentially hazardous or toxic materials as part of their normal operations within a one-quarter mile radius surrounding the subject property

- 124 - Jones Chemical
1919 Marine View Drive
- 125 - Jones Goodell Corporation
1690 Marine View Drive
- 126 - Manke Lumber Company, Inc.
1717 Marine View Drive
- 127 - Nordlund Custom Yacht Building
1626 Marine View Drive
- 128 - Puget Sound Tug and Barge Company (leases space from Nordlund Custom Yacht Building)
1630 Marine View Drive
- 129 - Tacoma Boatbuilding Company, Inc.
1840 Marine View Drive

Attachment: (RCRA) plotting map

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Federal environmental listing of sites known to be contaminated within a one-quarter
mile radius surrounding the subject property

Marine View Drive Site (General Metals)

1902 Marine View Drive

Tacoma Boatbuilding Company, Inc.

1840 Marine View Drive

Wasser Winters Log Sorting Yard

1602 Marine View Drive

SURROUNDING LAND USE (CERCLA)

**SUBJECT SITE: 1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

Federal environmental listing of sites known to be contaminated within a one-quarter mile radius surrounding the subject property

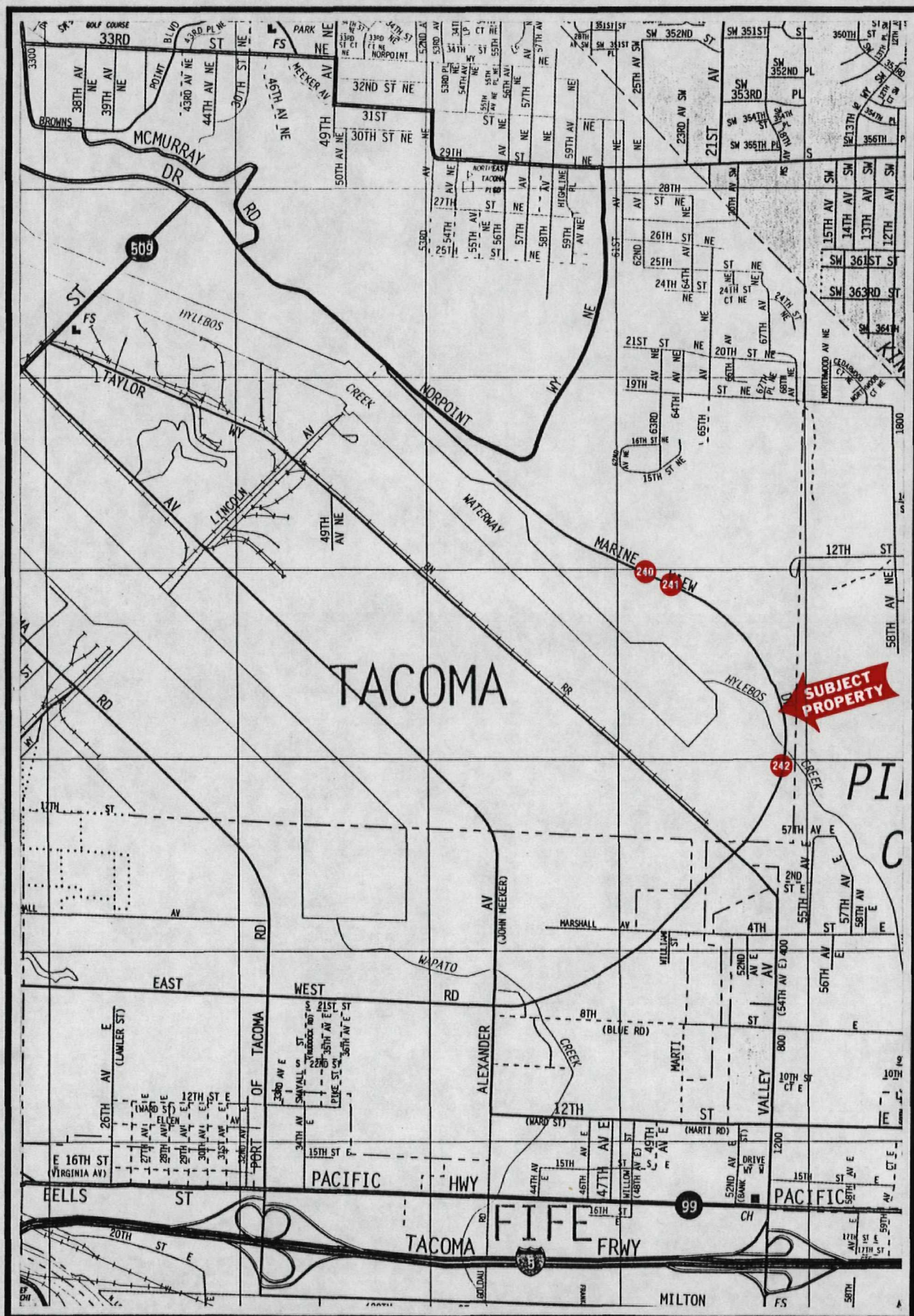
240 - Marine View Drive Site (General Metals)
1902 Marine View Drive

241 - Tacoma Boatbuilding Company, Inc.
1840 Marine View Drive

242 - Wasser Winters Log Sorting Yard
1602 Marine View Drive

Attachment: (CERCLA) plotting map

CERCLA



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Washington state environmental listing of businesses that are considered or suspected of being contaminated under state agency criteria within a one-quarter mile radius surrounding the subject property

General Metals

1902 Marine View Drive

Tacoma Boatbuilding Company, Inc.

1840 Marine View Drive

Wasser Winters Log Sorting Yard

1602 Marine View Drive

SURROUNDING LAND USE (HWICP)

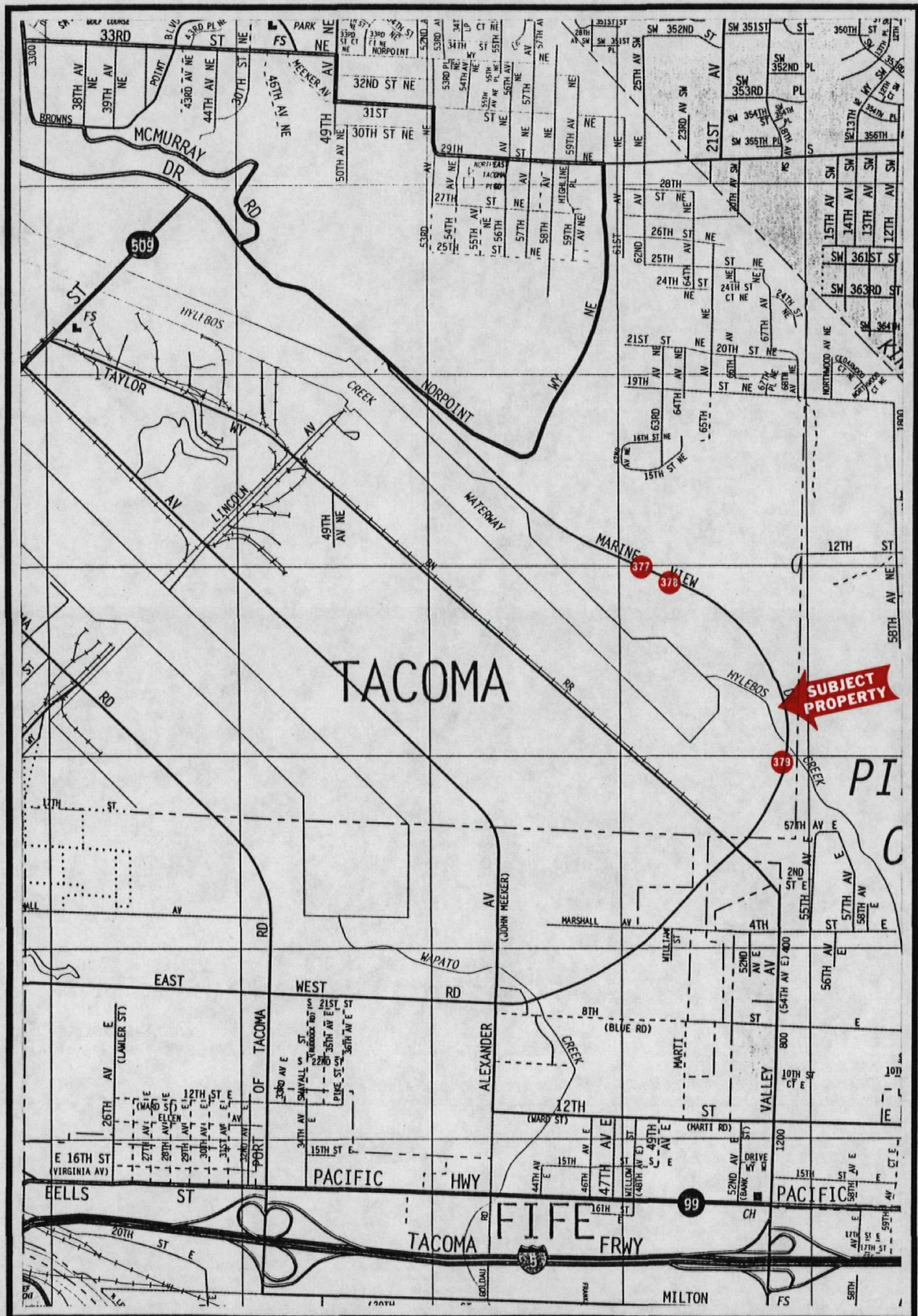
**SUBJECT SITE: 1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

Washington state environmental listing of businesses that are considered or suspected of being contaminated under state agency criteria within a one-quarter mile radius surrounding the subject property

- 377 - General Metals
1902 Marine View Drive
- 378 - Tacoma Boatbuilding Company, Inc.
1840 Marine View Drive
- 379 - Wasser Winters Log Sorting Yard
1602 Marine View Drive

Attachment: (HWICP) plotting map

HWICP



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Registered underground storage tanks (UST) within a one-quarter mile radius
surrounding the subject property

<u>Owner</u>	<u>Address</u>	<u>Tank Code</u>	<u>Age (Years)</u>	<u>Capacity Gallons</u>	<u>Substance Stored</u>
Streich Bros. (subject property) (UST removed from this location)	1650 Marine View Dr.	1	24	01-05 K	Leaded Gas
Manke Lumber (USTs removed from this location)	1717 Marine View Dr.	1 2	14 14	05-10 K 01-05 K	Diesel Unleaded Gas
Tacoma Boatbldg.	1840 Marine View Dr.	1	19	.5-01 K	Leaded Gas
Hylebos Marina (UST removed from this location)	1940 Marine View Dr.	1	10	.5-01 K	Leaded Gas

SURROUNDING LAND USE (UST)

**SUBJECT SITE: 1650 MARINE VIEW DRIVE
TACOMA, WA 98422**

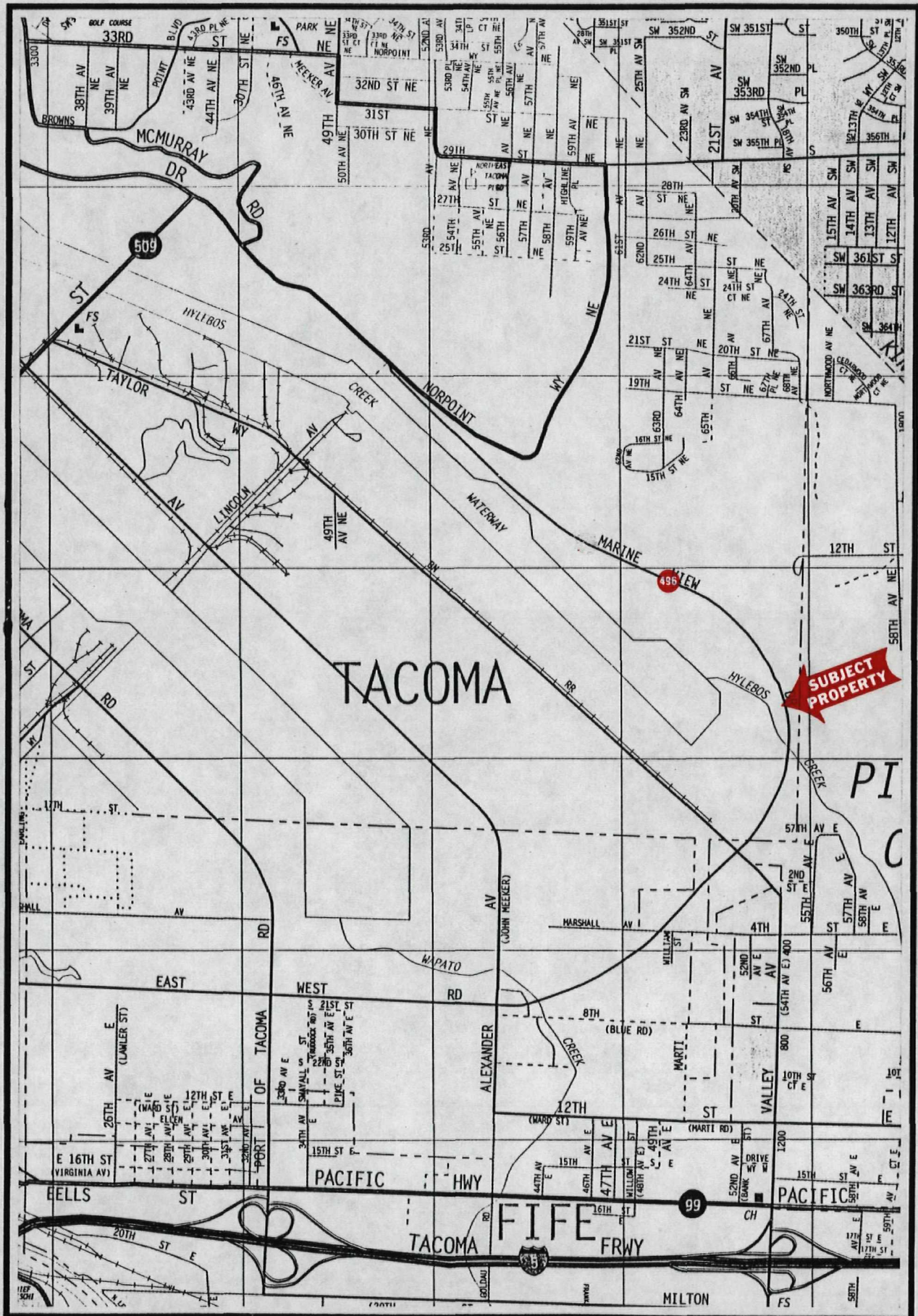
Registered underground storage tanks (UST) within a one-quarter mile radius surrounding the subject property

496 - Tacoma Boatbuilding Company, Inc.
1840 Marine View Drive

Attachment: (UST) plotting map

Surrounding Land Use

UST



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Leaking underground storage tanks (LUST) within a one-quarter mile radius
surrounding the subject property

None

Federal environmental listings of businesses on the U.S. EPA Facility Index System
(FINDS) List (facilities regulated or tracked by the EPA) within a one-quarter mile
radius surrounding the subject property

(See Businesses Generating Hazardous/Toxic Materials and State and Federal
Contaminated Sections)

Federal environmental listings of businesses on the U.S. EPA National Priorities
List (Superfund Sites) within a one-quarter mile radius surrounding the subject
property

None

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Federal environmental listings of businesses on the U.S. EPA Inventory of Open Dumps
(facilities which do not comply with EPA's criteria for classification of solid
waste disposal facilities and practices) within a one-quarter mile radius
surrounding the subject property

None

HAZARDOUS MATERIALS TESTING, ANALYSIS AND EVALUATION

Asbestos

Representative samples of building materials considered most likely to contain asbestos were collected from the on-site building and submitted to a laboratory for analysis by polarized light microscopy utilizing the Method for Determining Asbestos in Bulk Samples. The results are as follows:

<u>Sample #</u>	<u>Material Sampled</u>	<u>Sample Location</u>	<u>Results</u>
(S-01)	Vinyl floor sheeting (tan chip)	Shop office and bathroom	10% Chrysotile
(S-02)	Vinyl floor tile 12" (yellow)	Locker room	No asbestos detected
(S-03)	Vinyl floor tile 8" (tan)	Locker room	No asbestos detected
(S-04)	Acoustical spray- on ceiling (white)	Locker room	No asbestos detected
(S-05)	Vinyl floor tile (tan)	Ready room	No asbestos detected

Asbestos (continued)

<u>Sample #</u>	<u>Material Sampled</u>	<u>Sample Location</u>	<u>Results</u>
(S-06)	Vinyl floor tile (brown)	Second floor storage	15% Chrysotile
(S-07)	Cloth	Second floor storage	10% Chrysotile
(S-08)	Vinyl floor sheeting (wood pattern)	Office	No asbestos detected

Materials containing greater than one percent asbestos by volume are considered by the Washington State Department of Labor & Industries and Puget Sound Air Pollution Control Agency to be "asbestos-containing material," (ACM) the use, maintenance, and disposal of which are regulated by those agencies.

Polychlorinated Biphenyls (PCB)s

Located in the closet in the second floor ready room is an internal transformer manufactured by the Hevi Duty Electric Company: Type 321 #20736. The manufacturer was contacted regarding PCB content and confirmed that this transformer is a "dry-type" and is manufacturer certified to be non-PCB containing.

Polychlorinated Biphenyls (PCB)s (continued)

A random inspection of fluorescent light fixture ballasts throughout the building indicate PCB containing ballasts, however examination of each fluorescent light ballast on the subject property was beyond the scope of work for this preliminary study, therefore, if so desired, trained maintenance personnel can inspect each ballast for labels indicating that all the ballasts are indeed PCB containing. Ballasts that do contain such labels should either be removed and replaced with PCB-free ballasts, or the suspect ballasts should be inspected on a scheduled basis to ensure that they have not begun to leak. Leaking ballasts should be removed promptly and disposed of according to EPA regulations.

Six electrical power transformers were observed serving the property. Three transformers (#27919, #27920 and #27921) were located on the north side mid-property and three transformers (#20805, #20808 and #20809) were located at the northwest corner of subject property. The serial numbers were logged and the Engineering Department of Tacoma City Light was consulted. These transformers have not been tested, therefore, under Federal Regulations (40 CFR 761.3), the mineral oil contained in these transformers is assumed to be PCB-contaminated (50 to 500 parts per million PCBs). The continued use of this equipment is authorized by the U.S. Environmental Protection Agency.

Polychlorinated Biphenyls (PCB)s (continued)

PCBs may be carcinogenic. They can pose a potential health risk in the event that ballast leaks result in personal exposure to PCBs. The EPA regulates PCBs through the Toxic Substances Control Act (TSCA) of 1976. These regulations generally control the use, marking, storage, records, and disposal of PCBs.

CONCLUSIONS

Based on information currently available to us, our review of the development and use history, and observations of existing conditions at the subject site, hazardous, dangerous or toxic substances were identified as being used and stored on subject property in the form of asbestos containing building materials, PCB containing light fixture ballasts, vehicle fuel, lubricants, solvents, thinners, paint and antifreeze. This includes substances as defined under the Resource Conservation and Recovery Act (RCRA-42 USC-6901, et. seq.), the Federal Water Pollution Control Act (33 USC-1257, et. seq.), the Clean Air Act (42-USC-2001, et. seq.), the Comprehensive Environmental Response, Compensation, and Liability Act as amended by the Superfund Amendments and Reauthorization Act of 1986 (CERCLA: 42 USC-9601, et. seq.), the Washington State Dangerous Waste Regulations (173-303 WAC), and Washington State Model Toxics Control Act, Initiative 97.

OFF-SITE

A records search was made through federal, state and local environmental regulatory agency records and there were no leaking underground storage tanks, nor open dumps, however located within a one-quarter mile radius of subject property there are three federal sites that are known or suspected to be contaminated which are as follows:

Conclusions (continued)

- A. Marine View Drive Site (General Metals), 1902 Marine View Drive - Site was used for disposal of brine sludges and solvent waste sludge from 1972 to 1977 by Occidental Chemical. The sludges contained chlorinated organics, lead, copper and asbestos and the groundwater contained chlorinated organics but is considered to be minimal contamination. General Metals now operates at this site and has cooperated with the Department of Ecology and in 1989 established and provided a Preparedness and Prevention Measures, Contingency Plans and Emergency Procedures and Procedures for Accepting Scrap Metals to further enhance quality control and reduce potential for contaminants entering the property. This site is not considered a direct threat to population and the groundwater is shallow and not used for drinking.
- B. Tacoma Boatbuilding, 1840 Marine View Drive - A September 1987 study was accomplished to determine if Tacoma Boatbuilding Company was contributing contamination to the Hylebos Waterway as results show that copper, lead and zinc are being transported to the waterway via surface water runoff and storm drain sediment from this area. A drainage ditch adjacent to this location was confirmed to carry metals and arsenic to the waterway. Tacoma Boatbuilding Company has operated at this location since 1969 and is involved in three major waste generating operations including sandblasting, painting and metal cleaning. Sand blasting grit can be controlled operationally

Conclusions (continued)

however remediation of sediments of the water in the waterway is required, therefore a site cleanup is proposed and samples from this site are scheduled. In April of 1989 an inspection was performed by the Department of Ecology and numerous items were found to need correction. Class I Violations were issued and samples of questionable materials taken. In April of 1990 a follow-up inspection was conducted and although some problems from the 1989 inspection had been addressed still other problems were discovered. In July of 1990 a letter from Tacoma Boatbuilding was sent to the Department of Ecology providing updated information with regard to the observations made during the inspection and at that time a review was being planned to determine a course of action.

- C. Wasser Winters Log Sorting Yard, 1602 Marine View Drive - From approximately 1975 to 1980 slag from ASARCO was used as ballast according to an environmental study in the fall of 1986. Drainage into Hylebos Waterway and runoff from this site contained elevated levels of arsenic, zinc, copper and lead. Remedial action is necessary and the installation of monitoring wells to characterize contamination and migration potential was recommended. Between February and March in 1987 monitoring wells were installed.

Conclusions (continued)

In 1991 the Department of Ecology determined this site to be a facility owned by the Port of Tacoma at the time of release of hazardous substances, and the Port of Tacoma and Asarco are considered to be "potentially liable", thus an order for remedial investigation and feasibility study was mandated. In 1992 the Department of Ecology mandated cleanup and pollutant scan on soil and ground water samples. In March of 1992 sample analysis results from 1 to 12 inches in soils indicated the highest levels of arsenic, zinc, copper and lead were detected in the 1 to 6 inch depth.

In summation, the three above described properties have clearly been involved in environmentally detrimental practices in the past although for the following reasons we do not consider the sites to be an environmental risk to subject property:

1. Contamination of neighboring properties has been identified by regulatory agencies.
2. Contaminating practices have been discontinued.
3. Responsibility for contamination has been clearly established and accepted by financially solvent parties.

Conclusions (continued)

4. Work is in progress for the long term remediation of the problems.

Additionally, as depicted in the Vicinity Reference Photograph, Site A (General Metals), and Site B (Tacoma Boatbuilding Company, Inc.) are sufficiently spaced from subject property that migration of the recorded contaminants is not likely and the contaminants recorded at Site C (Wasser Winters Log Sorting Yard) of heavy metals (lead, arsenic, copper and zinc) have low migration potential.

Numerous generators of potentially hazardous or toxic materials were identified in the one-quarter mile radius of subject property. Those businesses were interviewed for information pertinent to a potential impact to subject property and a record of business activities is as follows:

General Metals, 1902 Marine View Drive, no longer generates potentially hazardous or toxic materials at this location.

Jones Chemical, 1919 Marine View Drive, is a chlorine resale repackager and utilizes glass beads for valve cleaning which are contaminated with lead and brass after use and which are disposed of properly.

Conclusions (continued)

Jones Goodell Corporation, 1690 Marine View Drive, utilizes solvents and cleaners which are picked up quarterly for recycling.

Manke Lumber, 1717 Marine View Drive, utilizes parts cleaner and solvents which are picked up for recycling on an "as needed" basis.

Nordlund Boat Company, Inc., 1626 Marine View Drive, utilizes fiberglass components, the waste of which is picked up for disposal on an "as needed" basis.

Puget Sound Tug and Barge Company, 1630 Marine View Drive, generates used solvents which are picked up weekly for recycling.

Tacoma Boatbuilding Company, Inc., 1840 Marine View Drive, utilizes paints, thinners, solvents and cleaners which are picked up for disposal on an "as needed" basis.

The activities of the above listed generators do not pose an environmental concern to subject property.

Conclusions (continued)

There is one registered and confirmed location of an underground storage tank in a one-quarter mile radius of subject property:

Tacoma Boatbuilding, 1840 Marine View Drive, has one UST which is manually monitored for product control on a monthly basis combined with annual tank tightness testing. Should product loss occur subject property would not be impacted.

Informational only: The UST located at the Hylebos Marina, 1940 Marine View Drive, has been removed as well as the USTs at Manke Lumber, 1717 Marine View Drive, which were removed in October of 1991.

The Tideflats area is utilized for industrial purposes and will never be as clean as if it were residential property, but it is important to note that work is in progress. Additionally, the companies that are waste water dischargers (meaning contaminated water is a product of their operation) are being monitored to ensure that those companies are not directly discharging contaminated water into the ground.

Conclusions (continued)

Due to the nature of the products produced and handled by companies located in the Tideflats and a historical less than attentive regard for proper handling techniques, there is an extensive list of businesses in the vicinity that have presently or have had some form of documented environmental deficiencies. The general trend has been an improving one as well as a more attentive enforcement by both state and federal regulatory agencies, which is obvious by the resolution of documented problems. In all, 133 businesses have been assigned potential responsible for the Commencement Bay Nearshore/Tideflats Superfund site by the U.S. Environmental Protection Agency.

ON-SITE

A review of the Environmental Protection Agency Comprehensive List of Potentially Responsible Parties for the Commencement Bay Nearshore/Tideflats Superfund Site did not include subject business along with the 133 businesses listed.

Subject business is registered with the Department of Ecology as a low quantity hazardous and/or toxic waste generator. The products generated at this location are 1) waste petroleum (combustible liquid), 2) ethylene glycol, 3) waste compound, cleaning, liquid corrosive materials, and 4) waste paint related materials. Subject business has contracted Safety Kleen for generator recycling of their waste products.

Conclusions (continued)

During the site reconnaissance of subject property, numerous containers of hazardous and/or toxic liquids in varying sizes, 5 through 55 gallons, were observed and predominantly were clearly identified and located under cover with few exceptions (see photographs). Waste antifreeze and a 55 gallon drum of flammable product were both observed near the paint storage building without impact or spill protection, as were a few oil and solvent containers located within the production areas. A curb that surrounds the materials, or secondary containment, will help prevent the materials from leaving the area should an accidental spill occur.

A review of partially used and stored paint containers indicates that a consolidation of products would reduce the quantity of containers, keep products current and reduce the potential for accidental spillage.

Asbestos containing building materials were confirmed in the form of vinyl floor covering located in the shop office and bathroom and second floor storage area and an asbestos containing cloth is being stored in the above office limited access storage area. The flooring material is in good condition with no special handling required. If the material is to be impacted by remodeling or demolition, the asbestos containing materials must be dealt with in accordance with Washington State Department of Labor and Industries and Puget Sound Air Pollution Control Authority

Conclusions (continued)

regulations and guidelines, which are available by contacting (a) Puget Sound Air Pollution Control Agency, 200 West Mercer Street, Room 205, Seattle, WA 98119-3958 (206/296-7330) and (b) Washington State Department of Labor and Industries, Division of Industrial Safety and Health, HC 412, P.O. Box 207, Olympia, WA 98507-0207 (206/753-6498). The cloth is being maintained for special use projects and should be containerized in an impermeable container with appropriate asbestos related warnings. Personnel whose work requires handling of the cloth material must be advised of the hazards related to asbestos containing materials. Efforts should be directed toward limiting fiber release through careful handling of the cloth.

PCB containing fluorescent light fixture ballasts were observed in subject property building and should be removed and replaced during normal maintenance updating except in the case of a leaking ballast which should be immediately removed and disposed of in accordance with the Toxic Substance Control Act (TSCA) of 1976. No leaking ballasts were noted in subject property building. Enclosed please find the Environmental Protection Agency brochure "PCBs in Fluorescent Light Fixtures - A Fact Sheet" which will provide information and guidelines for handling PCBs in fluorescent light fixtures.

Conclusions (continued)

A 1,000 gallon, registered to be 24 years old, underground storage tank was located on subject property adjacent to the subject property Hylebos Waterway shoreline frontage. Subject business contracted ATEC Environmental Consulting Services of Bellevue, Washington to remove and dispose of the tank and confirm the presence or absence of hydrocarbon contaminated soil or groundwater. The project commenced June 6, 1991. At the time of excavation, three soil samples were collected and analyzed for Total Petroleum Hydrocarbons (TPH) and benzene, toluene, ethylbenzene and xylenes (BTEX). One soil sample exceeded the Department of Ecology maximum allowable concentration for TPH and additional soil was excavated. The contaminated soils were placed in an on-site treatment cell located on the property with follow-up sampling to monitor remediation. A current sample was obtained in April 1992 and analyzed by Spectra Laboratories with the TPH results being less than 20 parts per million, well below the Department of Ecology maximum allowable concentration for hydrocarbons in soil of 100 parts per million.

UST removal and disposal documentation is complete and is maintained on file at subject property.

Conclusions (continued)

Company policies and procedures pertaining to environmental impact to subject property were reviewed and found to be comprehensive and well documented. Material Safety Data Sheets from Absorbants to Zinc Chromate primer and hazardous materials information including the Department of Ecology Dangerous Waste Regulations is located in the office of subject property. Included in the documentation is the Chemical Hazard Communication Guidelines for the Streich Brothers, Inc. employees which was established ". . .to ensure that information about the dangers of all hazardous chemicals used by Streich Brothers, Inc. are known by all affected employees. . . ." and which includes information pertaining to container labeling, where MSDS sheets are available for review, employee training and information pertaining to hazardous chemicals, i.e., location, risks, control procedures, exposure procedures and the reading and understanding MSDS's. Also maintained on file are past, current and ongoing update check sheets for safety and health related employee training which includes MSDS's, hazardous waste disposal and proper handling of hazardous chemicals.

Streich Brothers, Inc. provides all employees with a 26 item list entitled "Employee Responsibility and Safety Rules" which includes in part ". . . (3) Report hazardous conditions . . . promptly; (4) Observe all hazardous warning signs . . .; (17) Actively support and participate in the companies efforts to provide a safety and health program . . .; (22) Keep work stations clean and orderly. . .".

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Conclusions (continued)

The nature of the business conducted at Streich Brothers, Inc. may tend to create an image of a less than wholesome environment, however the conclusion of this environmental investigation is that as a result of conscientious, responsible management with the welfare of employees, the environment, and compliance with state and federal regulations being uppermost, no adverse effect on subject property environment with respect to regulated hazardous substances was noted.

Subject Photographs

Descriptive



NEW/USED LIQUID STORAGE



NEW/USED LIQUID STORAGE

Subject Photographs

Descriptive



NEW/USED LIQUID STORAGE



NEW/USED LIQUID STORAGE

Subject Photographs

Descriptive



NEW/USED LIQUID STORAGE



NEW/USED LIQUID STORAGE

Subject Photographs

Descriptive



NEW / USED LIQUID STORAGE

Subject Photographs

Descriptive



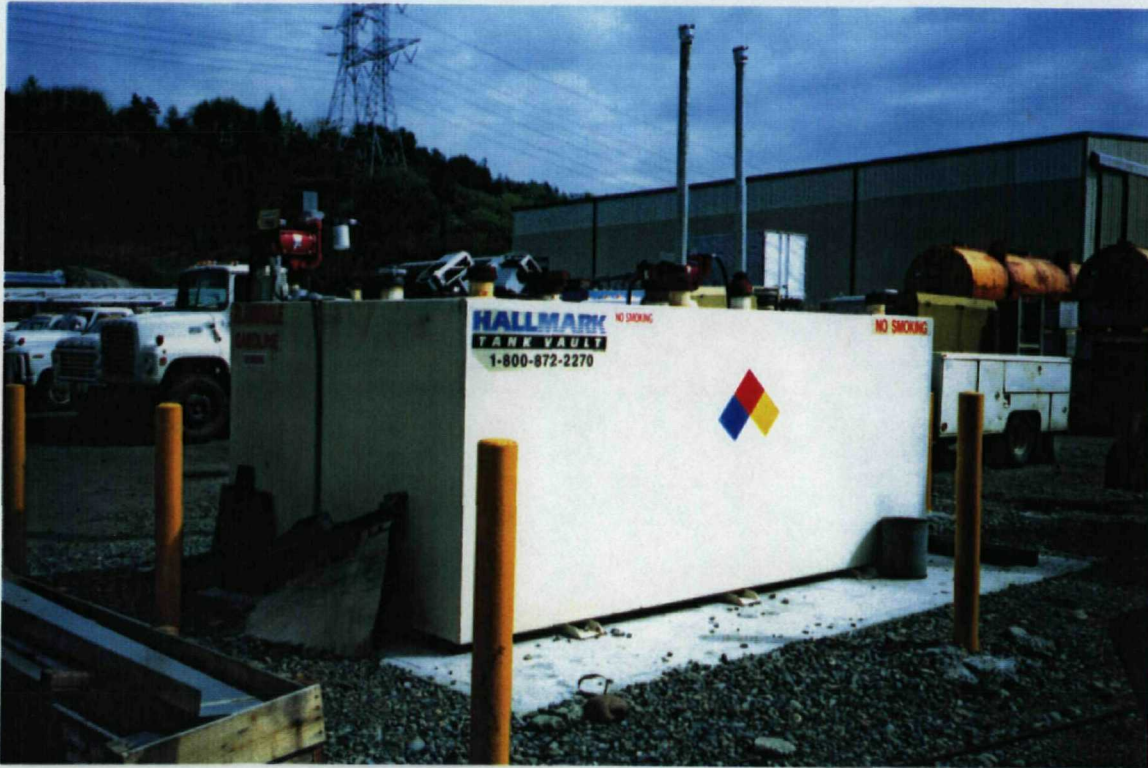
PAINT STORAGE



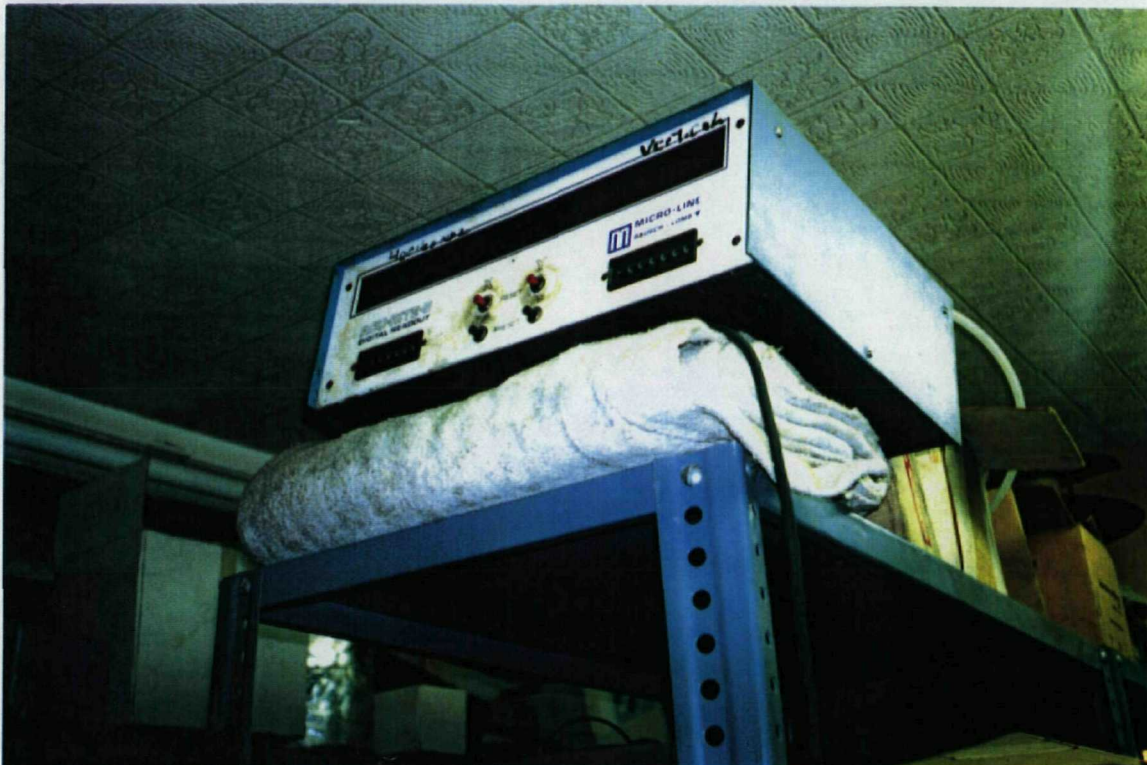
PAINT STORAGE

Subject Photographs

Descriptive



ABOVE GROUND GASOLINE TANK



ASBESTOS CONTAINING CLOTH

Subject Photographs

Descriptive



INTERNAL TRANSFORMER



WASH RACK

Surrounding Land Use

Vicinity Reference



STANDARD LIMITATIONS

No destructive testing or subsurface explorations were conducted during this survey. A potential always remains for the presence of unknown or unidentified or unexpected or unforeseen surface or subsurface contamination. Further evidence against such potential site contamination would require appropriate exploration and testing.

The legal description of the property investigated, although furnished by reliable sources and assumed to be correct, has not been investigated and no responsibility is taken for its correctness.

Any maps, sketches or photographs included in this report are only for illustration and as an aid in visualizing the property.

Ownership references and records of conveyances are informational only. No examination was made to determine sufficiency of title.

The findings of this report are predicated upon the accuracy of information provided by others and upon visual observations made by authors of this report.

Standard Limitations (continued)

The methods and equipment used during the inspection, research, sampling and analysis for this site assessment have utilized the latest state-of-the-art technology and conclusions are professional opinions based on our interpretation of information currently available to us. No warranty, expressed or implied, is made. This report is for the exclusive use of Streich Brothers, Inc. and their representatives.

Our services consist of professional opinions and recommendations made in accordance with the highest professional standards of the environmental consulting industry. Our scope of inquiry was consistent with that customarily performed by nationally known reputable environmental consulting firms for a Phase I Environmental Assessment.

LIST OF PRIMARY REFERENCES

Publication Source

1. U.S. Environmental Protection Agency
2. Washington State Department of Ecology

Persons Interviewed

1. Wayne Streich, Vice President, Streich Brothers, Inc. (subject property)
1650 Marine View Drive
Tacoma, WA 98422
2. Chris Fisher, Treasurer, Streich Brothers, Inc. (subject property)
1650 Marine View Drive
Tacoma, WA 98422
3. Tom Pruitt, Maintenance Director, Tacoma Boatbuilding Company
1840 Marine View Drive
Tacoma, WA 98422

Persons Interviewed (continued)

4. John McBride, Waste Manager, Manke Lumber
1717 Marine View Drive
Tacoma, WA 98422
5. Bob Vail, Plant Manager, General Metals
1902 Marine View Drive
Tacoma, WA 98422
6. James Groh, Plant Manager, Jones Chemical
1919 Marine View Drive
Tacoma, WA 98422
7. Chris Vandenberg, Safety Officer, Jones Goodell Corporation
1690 Marine View Drive
Tacoma, WA 98422
8. Mike O'Shea, Operations Manager, Crowley Marine (Puget Sound Tug and Barge
Company)
401 Fourth Avenue
Seattle, WA 98121

Persons Interviewed (continued)

9. Gary Nordlund, Owner, Nordlund Boat Company, Inc.
1626 Marine View Drive
Tacoma, WA 98422
10. Ron Oline, Owner, Hylebos Marina
1940 Marine View Drive
Tacoma, WA 98422
11. Monica Rolluda, Records Supervisor, Environmental Protection Agency
1200 Sixth Avenue
Seattle, WA 9810
12. Kathy Downs, Records Supervisor, Department of Ecology
7272 Clearwater Lane
Olympia, WA 98503
13. Wallace Menke, Engineering Manager, Hevi Duty Electric Company
1101 Wells Street
Lake Geneva, WI 53147

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Persons Interviewed (continued)

14. Ione Claggett, Office Manager, Citizens for a Healthy Bay
771 Broadway
Tacoma, WA 98402

Other Informational Sources

1. The Pierce County Assessor's Office